

## Incline Pines

### Snow Removal Procedures for 2023 - 2024 (Approx. 4" of snow)

Our new snow removal contractor is Capstone Enterprises. The crew will work on site to clear roadways, parking areas, bear boxes, fire hydrants and walkways. Please be considerate and help to make this new arrangement as pleasant as possible for everyone. The procedures below may change as the crew and residents figure out what will work best for everyone. Your flexibility is greatly appreciated.

1) Skid Steer operators will be the first on site. One operator will enter through exit on Cristina Drive and the other will enter through the main entrance on Fairview Blvd.

a) Capstone will send out a “text blast” to notify snow removal procedures are in process. Capstone will send out another text message when snow removal is complete.

b) Lower skid steer will clear exit first and then make its way up. Upper skid steer will clear entrance first and then make its way down. Both skid steers will clear what they can on the first pass, meeting each other somewhere in the middle.

2) Before plowing begins the snow removal signs will be placed to alert drivers that snow removal is in progress. **Please be aware that snow removal vehicles have the right of way.** ALL Other Vehicles MUST YIELD RIGHT OF WAY and keep their distance until the snow removal vehicle driver visibly acknowledges the other vehicle. Then– and only then– may the vehicle pass the snow removal vehicle.

3) Snow equipment will be stored in the “boat parking” area as well as near the Incline Pines’ entrance sign. **Please do not block or interfere with the equipment.**

4) Capstone crews will try their best to clear parking spaces with skid steers (plows). Capstone will rely on homeowners to move their vehicles once the plows have cleared the road, if they wish to have their parking spaces plowed. Homeowners may move their cars to the nearby cleared “boat storage” area (room for 3 cars will be available), or other temporary guest parking or open parking spaces near their unit, and wait until their parking space is clear. Once cleared, vehicles should be returned to their assigned parking space.

5) Full-time residents (**units 2, 6, 7, 9, 13,15,17,19, 22, 23, 26, 27, 28, 31 and 33**) will have their walkways prioritized and cleared first. Others will be cleared afterwards. **If your residency status changes please contact our new management company, Swiss Time, ASAP.** If you or your guests plan to be here and need to have your walkways cleared, please contact management **at least 48 hours** in advance. **ALSO**, if full time residents **NEED** to have their walkways cleared before a specific time, please let management know.

**\*Remember it is each homeowner’s responsibility to make your family and guests aware of these procedures.**

Additional snow services i.e. deck shoveling, ice dam removal and roof clearing are also available from Capstone. Be aware that these services must be contracted by interested homeowners directly with Capstone, and **ARE NOT paid for or provided by Management or the HOA.**

Let’s make this a great snow season for all!

**Capstone:** (for non-HOA related service) (775) 404 -7626

**Swiss Time Management:** (for HOA related service) 775-831-5345

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